

**OLD BLACKSBURG MIDDLE SCHOOL (OBMS)  
TRANSITION COMMITTEE  
MINUTES OF APRIL 2, 2008**

Present

Blacksburg

Councilman Paul Lancaster

Town Manager Marc Verniel

Citizen Member Kathryn Albright

Montgomery County

BoS Member Gary Creed

Assistant County Administrator Carol Edmonds

Citizen Member Gary McCoy

Absent

County Administrator Clay Goodman

Call to Order

The meeting was called to order at 2:00 p.m.

Acceptance of Minutes of February 27, 2008

On a motion by Gary Creed, seconded by Kathryn Albright and carried unanimously, the Minutes of February 27, 2008 were approved.

Amended Competition Timeline

Donna Dunay, Virginia Tech Architecture Professor, distributed the amended timeline for the OBMS competition:

**Old Blacksburg Middle School Competition Timeline:**

With additions from OBMS Transition Committee Meeting  
April 2, 2008

**COMPETITION ORGANIZATION (3-4 months – March/April – July 08)**

- Start competition with meeting to collect public and government comments to draft competition documents
- Schedule and prepare agenda for Public Meeting **May 14** (afternoon and evening meeting)  
Tripp Muldrow, Facilitator, and Competition Process presentation
- Organize competition for two-stages
- Competition schedule/budget/revenues (registration fees \$150)
- Jurors qualifications:
  - Architecture and town planning-commissions and research
  - Mixed-use residential-commercial architect/developer-builder
  - Planning, financing, private/public economic development processes in Virginia
  - Community architecture
  - Civic architecture design and construction
- Website preparation for competition launch (hosted by town/county)
- Exhibition site for jury arranged **December 9 – 13** (Squires Ballroom/German Club)

### **COMPETITION – STAGE 1 (3-4 months – August – November 08)**

- Registration opens to design professionals and developers – **Mid-August**
- Question period (questions and answers placed on the web site)
- Jury Orientation with competition documents
- Competition Exhibition for jury deliberations and public viewing – **December**  
Jury on site-visit, deliberation and meeting with OBMS Transition Committee  
(2 nights – arrive afternoon on site-visit, deliberations and meeting next day, announcement)  
Tripp Muldrow, funding feasibility discussion
- Jury deliberation and presentation of five stage 1 projects selected to receive Awards and advance to stage 2; five additional projects selected for commendations as alternates – **December**
- Open meeting for public comment and discussion of the five selected stage 1 projects (cards/e-mail for citizen comments)
- Jury report distributed through web site posted in January

### **COMPETITION – STAGE 2 (3-4 months – January-May 09)**

- Town Comprehensive Plan
- Five stage 2 projects present team qualifications – **January**
- Stage 2 proposed teams receive public comments and begin – **Mid-February**
- Competition Exhibition for jury deliberations and public viewing
- Jury deliberation of five stage 2 projects – **May 1**
- Jury presents determination to OBMS Transition Committee
- Public presentation of Project Award

### **County/Town Negotiations and Public Process to Proceed to development**

Ms. Dunay provided a Draft Budget as follows:

Management	28,000
Wages	5,000
Prizes	75,000 ---5@/\$15,000
Jury Honorarium	25,000 ---5@ 5,000
Jury expenses	10,000 --- 5@ 2,000
Website	5,000
Covers—	
Advertising	
Printing	
Graphics	
Mailing (announcements, program, question period, jury report)	
Postcard announcements	4,000 (10,000 postcards-mailed)
Exhibition	3,000
Competition Document*	-----
	\$155,000

Receipts (entry fee \$150.00)

\*Competition Document from entry fees

### Discussion

During discussion of the amended timeline for the competition Mr. Lancaster said the OBMS Transition Committee will need to announce that comments will be considered only if they are accompanied by name and address, and will be accepted outside of the May 14<sup>th</sup> public meeting. Mr. Verniel indicated that staff would be at the public meeting. Mr. Lancaster plans

to be there as well for most of the time. In order for the OBMS members to give uniform answers to questions they may get at the public meeting, Mr. Creed suggested there be an information sheet prepared for OBMS members explaining the steps that have been taken so far.

There was also discussion about the timeline for rezoning the property and amending Blacksburg's Comprehensive Plan. The rezoning process takes approximately four months and amending the comprehensive plan is a three-month process. Mr. Creed asked if it was possible to speed up the process to accommodate the five finalists prior to commencing stage 2 of the competition.

Mr. Lancaster believes the Blacksburg Planning Commission can recommend approval of mixed use zoning pending further details that will be provided to Town Council (proffers made by the County, as the applicant).

Mr. Verniel reiterated his previous suggestion that in addition to the rezoning and comprehensive plan amendment there needs to be a development agreement between the Town and the County, which could be worked out between the Town's attorney and the County's attorney.

#### Outside Financial Support

Mr. Lancaster explained there may be grants available for this project; however, the lengthy application process for a grant would prevent the OBMS Transition Committee from meeting the application deadlines. He said if no one objects he will send letters to civic groups and organizations in Blacksburg and solicit their financial support.

#### Next Meeting Date

Since there was no need to meet again until after comments from the public meeting on May 14<sup>th</sup> could be sorted out to be presented to the OBMS Transition Committee, it was the consensus of the committee that the next meeting would be scheduled for late June, with the exact date and time to be decided.

#### Adjournment

The meeting adjourned at 3:10 p.m.

Approved: \_\_\_\_\_  
Paul Lancaster  
Chairman

Attest: \_\_\_\_\_  
Judy Kiser  
Recording Secretary